152.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,600 / 759,600
					USE VALUE:	759,600 / 759,600
					ASSESSED:	759,600 / 759,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YERUKALAPUDI VENKATA SAI TEJAS
Owner 2:	MAGULURI PRATHYUSHA
Owner 3:	
Street 1:	12 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JUDA JIAHONG/ TRUSTEE -
Owner 2:	JIAHONG JUDA REVOCABLE TRUST -
Street 1:	12 HAWTHORNE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .137 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Clapboard Exterior and 1554 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5974.000	280,200		479,400	759,600
Total Card	0.137	280,200		479,400	759,600
Total Parcel	0.137	280,200		479,400	759,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 488.80 /Parcel: 488.80

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 100606

GIS Ref

GIS Ref

Insp Date 04/30/18

!11899!

PREVIOUS ASSESSMENT

Parcel ID 152.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	280,200	0	5,974.	479,400	759,600		Year end	12/23/2021
2021	101	FV	271,800	0	5,974.	479,400	751,200		Year End Roll	12/10/2020
2020	101	FV	272,000	0	5,974.	479,400	751,400	751,400	Year End Roll	12/18/2019
2019	101	FV	216,500	0	5,974.	449,400	665,900	665,900	Year End Roll	1/3/2019
2018	101	FV	223,400	0	5,974.	371,500	594,900	594,900	Year End Roll	12/20/2017
2017	101	FV	223,400	0	5,974.	341,600	565,000	565,000	Year End Roll	1/3/2017
2016	101	FV	223,400	0	5,974.	311,600	535,000	535,000	Year End	1/4/2016
2015	101	FV	211,300	0	5,974.	305,600	516,900	516,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:20:27

LAST REV

Date	Time
08/05/21	18:32:21
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11899

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JUDA JIAHONG/ T	77677-101	1	5/3/2021		870,000	No	No		
ZHANG JIAHONG,	68903-65		2/16/2017	Convenience	1	No	No		
MYERS RITA/ETAL	24620-437		6/15/1994		247,000	No	No		Michael Juda dod 12/3/2016

USER DEFINED

Prior Id # 1:	100606
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2021	607	New Wind	11,500	C				
12/17/2019	2027	Inter Fi	52,500	O				
10/19/2012	1364	Manual	21,000	C				
10/1/2009	929	Siding	34,888					
11/24/2008	1448	Manual	3,000					rebuild fr stairs

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2018	Meas/Inspect	BS	Barbara S
4/19/2013	Info Fm Prmt	EMK	Ellen K
10/31/2008	Meas/Inspect	189	PATRIOT
1/12/2000	Inspected	264	PATRIOT
11/19/1999	Measured	270	PATRIOT
7/17/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5974		Sq. Ft.	Site		0	80.	1.00	9									479,378						479,400	

Total AC/HA:	0.13714	Total SF/SM:	5974	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	479,378	Spl Credit		Total:	479,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32567573
Const Adj.:	0.97515047
Adj $ / SQ:	168.055
Other Features:	80017
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406037
Depreciation:	125871
Depreciated Total:	280165

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

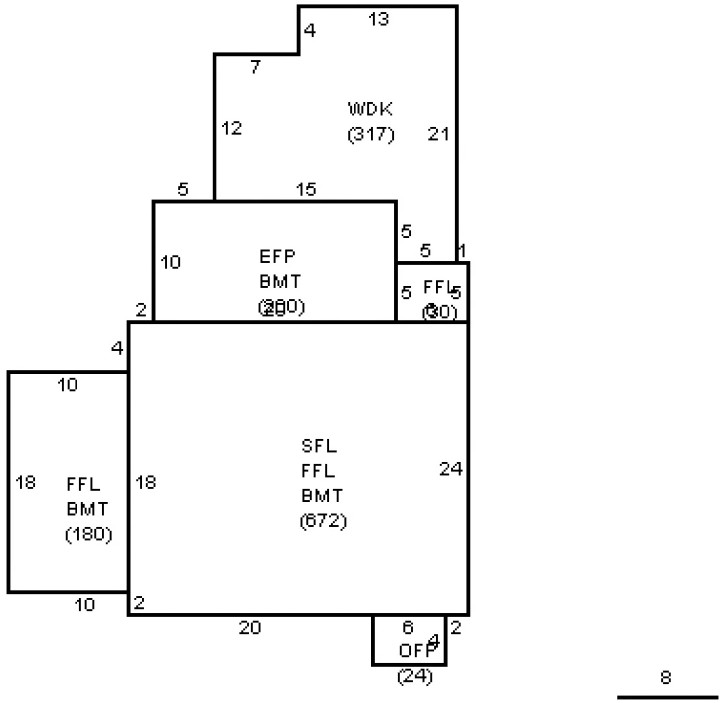
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	168.06
Special Features:	0	Val/Su Net:	89.04
Final Total:	280200	Val/Su SzAd	180.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,052	50.420	53,038
FFL	First Floor	882	168.060	148,225
SFL	Second Floor	672	168.060	112,933
WDK	Deck	317	8.930	2,830
EFP	Enclos Porch	200	39.820	7,965
OFP	Open Porch	24	42.910	1,030

Net Sketched Area:	3,147			Total:	326,021
Size Ad	1554	Gross Area	3147	FinArea	1554

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	